



Fair Housing and
Equal Opportunity

Section 8 Owners' Newsletter

Housing Authority of the City of Long Beach

Spring 2002

Volume 6 Issue 1

Dear Owner:



Long Beach has been my home for nearly 50 years. It hardly seems possible because I just don't feel that old. I have worked for the City for more than 20 years, which means that I don't just get paid for doing a job, but I get paid for directly contributing to the well being of the place where I live.

I'm also fortunate to be working with the Housing Authority because of the positive contributions it makes to the City. Because of the Housing Authority, nearly 6,000 low-income households in our city are able to live decent lives. Our program assists them, not only with decent and safe places to live, but also with the opportunity to get ahead with their lives.

The Housing Authority also places nearly \$40 million in subsidies into our local economy on an annual basis. This amount goes directly into our neighborhoods for rent, which frees up tenants' personal money to be spent in our grocery stores and other local places of business.

Our program also helps protect our City's housing stock because the inspection process requires that each unit be deemed decent, safe, and sanitary before a family moves in, and must be properly maintained as long as the family resides in the unit. The other day, a prospective tenant stated that a landlord would not accept Section 8. He related that the house needed repair and he was not willing to put the necessary money into the rehabilitation required. But if that's the case, if he won't invest in the house, it won't be long before he will not be able to get a market rent for the unit. The house will fall into greater disrepair, and he



Professional artist, David Mitchell Lee, with six high school students selected from Housing Authority families, to work on our conference room mural.

will ultimately lose real money on his property.

One of my personal objectives is to make our premises more attractive and less bureaucratic in appearance. We recently commissioned a large piece of artwork through the Parks and Recreation Department's mural program. Four large canvasses were painted for our conference room. Check out the pictures and the article further back in this newsletter.

Sincerely,

Lawrence D. Triesch

Lawrence D. Triesch
Bureau Manager
Long Beach Housing Authority

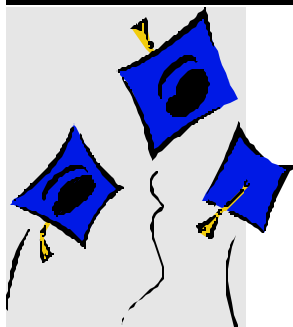


Inside...

Housing
Authority
set to launch
Section 8
Homeownership
plan.

Inside...

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Family Self Sufficiency : FSS News

Our Family Self Sufficiency Program (FSS) is a program established by HUD to assist low-income tenants set goals for themselves, save some money, and get off public assistance. When enrolled participants receive raises in income from their jobs, their portion of the rent goes up. But we place that additional rent in an interest-bearing savings account, so when participants meet their established goals, and when they are off public assistance for one year, they receive those funds.

The Housing Authority focuses on community programs and issues that affect those enrolled in FSS, and recognizes the achievements of successful participants. In this issue, we salute recent graduates, whose combined savings accounts totaled over \$25,000.00.

The Housing Authority focuses on community programs and issues that affect those enrolled in FSS, and recognizes the achievements of successful participants.



Verna Brown



Janifer Suber

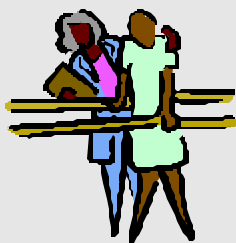


Julie Neal-Smith & family



Gloria Salazar

FSS Numbers
(562) 570-5359
(562) 570-6025



For more information regarding the Family Self Sufficiency Program, contact Program Coordinator, Elise Smith at (562) 570-7191.

Dear Landlords:

It has been almost three years since I left the position of Bureau Manager of the Long Beach Housing Authority. During my tenure with the Authority I believe we made great strides in ensuring that landlords and tenants received the maximum benefits allowed through their participation in the Section 8 program. I am happy to see many of those efforts continuing today.



In my current capacity as a Deputy City Manager, I am afforded the opportunity to work with the business community on both large and small development projects. During the past few years the City has been successful developing such neighborhood serving retail projects as the Wrigley Marketplace and the downtown CityPlace mall, as well as the regional Long Beach Towne Center. We also have been successful in the attraction of new businesses to Long Beach such as Laser Fiche, a document imaging company and JetBlue Airways, a new airline serving the Long Beach area.

But no matter how large or how small the project, the discussions soon turn to one regarding housing. "Will my employees find affordable housing?" The Long Beach Housing Authority and the Section 8 program provide a part of the answer to that question. With so many businesses supporting welfare-to-work initiatives and with many long term unemployed residents seeking to return to the workforce, it is not surprising that a number of those potential employees also participate in the Section 8 program.

Participation in an affordable housing program such as Section 8 provides a newly hired employee with a sense of stability in terms of housing costs. As other previously unbudgeted costs, such as business attire and childcare costs, are rising, it should be comforting to know that housing costs, through the Section 8 program, will remain reasonable. And landlords benefit from having a tenant who is embarking upon an ever-evolving self-improvement process that ultimately will result in a more responsible tenant. And, of course, landlords continue to benefit from the reliability of receiving the Housing Authority's portion of the monthly rent on time. Now that's a win-win situation!

I commend you for your work with the Housing Authority. The provision of affordable housing is both a good business decision and a noble gesture to those less fortunate. If you have questions or would like to place additional housing units on the program, please contact the Housing Authority at (562) 570-6985.

Sincerely,

Reggie Harrison

Reggie Harrison
Deputy City Manager



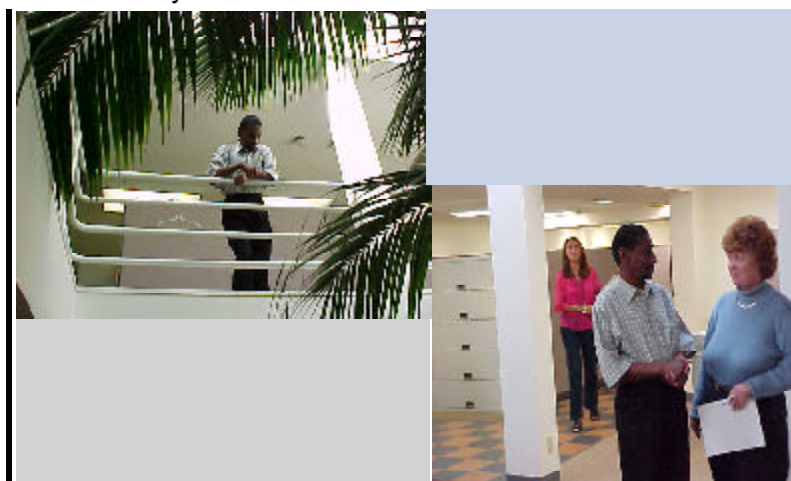
*To learn more
about how you can
become a
participant in the
Section 8 program,
contact us at
(562) 570-6985, or
visit our website at
www.haclb.org.*





A View From the Floor

by Lawrence Fortenberry



My instructions were clear. I am to write a short piece for this newsletter from the perspective of a Housing Specialist, a veteran insider with nearly 15 years of service. The only limitations were in words and space. I am free to say what I like about the job, the editor said, and I am free to say what I don't like about the job.

I want owners and tenants to know that the specialists (and all Housing Authority employees) are proud to serve them. I want them to see us as one part of a triad, a working partnership of three parts, owners, tenants and the Housing Authority. When we have to deliver bad news, say, inform an owner that they will not be paid during abatement, it is not done as an adversary. We want to communicate in a way that makes it a win-win situation for both parties.

I want owners and tenants to know we work hard to serve them. We can serve them better if all three parties are armed with sufficient knowledge of the Housing Authority's rules and regulations. Therefore, I urge our clients to keep the Lease and Contract, the Family Obligations, and the rules of the program, handy. Four times a year, we hold new owner orientation meetings which serve as a terrific source of information on the program.

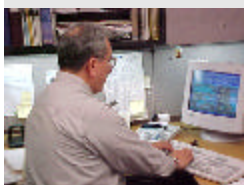
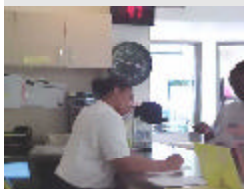
It is difficult to identify what I like most about the Housing Authority. If I had to single out one thing that I like about the job, it would be the pleasure of knowing that we are helping low-income families in our community with their housing needs, while providing a service to property owners as well.

What I like least, is the delay in returning phone calls caused by a variety of reasons. It could be unscheduled visits or phone calls from clients. These can cause me to keep scheduled appointments waiting while I am busy putting out fires. And, to be sure, we spend an inordinate amount of our time putting out fires. My personal goal is to return all calls more promptly.

I don't know if I will be here another 15 years. But I do look forward to a future of improved working relationships with those we serve, more public confidence in the Housing Authority in the broader community, and a Housing Authority with a reputation as fair and professional.

To contact your Housing Specialist, please see the listing of Housing Authority staff on page 6.

I want owners and tenants to know we work hard to serve them.



New Owners Orientation

Section 8 landlords and others as well, have questions about this program. Here is an opportunity to; learn about program changes, pick up property management tricks, and ask Section 8 administrators any questions you want. New and existing owners are welcome to join us for a workshop designed to provide landlords with information about Section 8 rules and regulations and various Housing Authority processes and procedures. Mark your calendar and plan to attend on:

Date : Wednesday, May 22, 2002
 Wednesday, August 21, 2002
 Wednesday, November 20, 2002

Place: Long Beach Housing Authority
 521 E. 4th St.
 Long Beach, CA 90802

Time: 4:00 P.M. to 6:00 P.M.

Seating is limited, so please RSVP by calling Karen Merritt at (562) 570-6880.

On-Line Property Listings

We have recently updated our on-line system for listing available properties (and deleting properties from the listing). Property Owners and Managers can now list their available properties whenever they want. We have provided a simple "click to check" form that makes it easy to designate the amenities you provide. In addition, you can review all the other units already listed.

The process is simple:

1. From the Housing Authority's homepage at <http://www.haclb.org>, click on "List Your Property" in the "Online Services" box, or go directly <http://www.haclb.org/index.asp>.
2. If you have never used the new system, you'll need to register by creating a username and password. (Of course, if you ever forget it, you can email us using the "Send an E-Mail to the Housing Authority" feature, which is located at the bottom of most of our webpages.)
3. Login to the database and list your unit or modify the listing.

That's all there is to do! The Housing Authority will continue to publish this information twice each month (including any listings submitted on paper) and distribute it to tenants who are either new to the Voucher Program or who have expressed a desire to move. Let us know how the system is working for you.

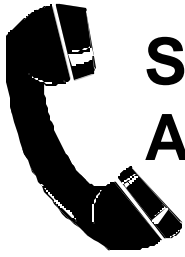


There are a lot of
 dedicated people
 in our community
 who are
 committed



to making
 neighborhoods
 better places in
 which to live
 and work .





Selected Housing Authority Staff



The following chart is a listing of Housing Authority staff, their telephone numbers and, (if appropriate) an alphabetical listing by last name of the participants assigned to them:

SUPVR./STAFF	SERVICE	PHONE#	WRK HRS.	LUNCH	
Lawrence D. Triesch	Bureau Manager	570-5485	7:30-4:30	12:00	
Darnisa Tyler	Housing Assist. Officer	570-6011	7:30-4:30	12:30	
Cindy Acero	Bureau Secretary	570-6619	7:30-4:30	12:00	
Linda Bevins	<u>Housing Coordinator</u>	<u>570-5356</u>	<u>7:30-4:30</u>	<u>1:00</u>	
Claudia Escobedo	A-Br	570-5355	7:30-4:30	1:00	Spanish
Lynn Wycoff-Bryant	Bs-Dav	570-6788	7:30-4:30	12:00	
Hector Hernandez	Daw-Grec	570-6118	8:00-5:00	12:30	Spanish
Lawrence Fortenberry	Gred-Jara	570-6246	7:30-4:30	12:00	
Joi Dailey	Jarb-Lini	570-5261	7:30-4:30	1:00	
Gerlanda Larry	<u>Housing Coordinator</u>	<u>570-6365</u>	<u>7:30-4:30</u>	<u>1:00</u>	
Susan Madsen	Linj-Morri	570-6355	7:30-4:30	12:00	
Margo Walker	Morj-Poy	570-6073	7:30-4:30	12:00	
Debra Bravo	Poz-Smann	570-6654	7:30-4:30	12:00	
Cynthia Smith	Smano-Van	570-6409	7:30-4:30	12:00	
Lillian Armenta	Vana-Z	570-6939	7:30-4:30	1:00	Spanish
Irene Martinez	<u>Housing Coordinator</u>	<u>570-6117</u>	<u>7:30-4:30</u>	<u>12:00</u>	
Leticia Rodriguez	Intake Spec. (A-Lini)	570-6388	7:30-4:30	12:00	Spanish
Carolyn Post	Intake Spec. (Linj-Z)	570-6917	7:30-4:30	1:00	
Beverly Martin	Intake Spec.	570-6074	7:30-4:30	12:30	
Heather Filbey	Move Spec. (A-Lini)	570-6285	7:30-4:30	12:00	
Mirna Hernandez	Move Spec. (Linj-Z)	570-6697	7:30-4:30	12:00	Spanish
Suu Duong	Portability Specialist	570-6114	7:30-4:30	12:00	Vietnamese
Luisa Monserrat	Waiting List Clerk	570-5357	7:30-4:30	12:00	
Chris Randolph	<u>Housing Coordinator</u>	<u>570-5301</u>	<u>8:00-5:00</u>		
Patrick Nwosu	Inspector	570-5306	7:30-4:30		Ibo
La Verne Patterson	Inspector	570-5309	7:30-4:30		
Neely Dinkins	Inspector	570-5304	8:00-5:00		
Miles Moore	Inspector	570-6885	7:30-4:30		
Albert Smith	Inspector	570-6886	8:00-5:00		
Sashi Muralidharan	Inspector	570-5307	8:00-5:00		
William Winchester	Inspector	570-5301	7:30-4:30		
Ruth Pryor	Admin. Clerk	570-5303	7:30-4:30	1:00	
Jennifer Magajes	Rent Reasonableness	570-6033	7:30-4:30	12:00	
La Verne Duncan	<u>Ombudsperson</u>	<u>570-6089</u>	<u>8:00-5:00</u>	<u>12:30</u>	

Unit Available Listings: (562) 570-6061
Housing Authority Fax: (562) 570-6746
E-Mail Address: www.ci.long-beach.ca.us/hacib

**FRAUD
HOTLINE
570-6985 ext. 5**



Section 8 Home Ownership Program *by Darnisa Tyler*

A growing number of Section 8 recipients across the country are achieving the American dream through a new HUD program that allows Section 8 rental vouchers to be used in purchasing a home. Nationwide, more than 90 former renters have become homeowners.

Families in Long Beach will be helped to home ownership through a partnership of non-profit organizations, participating lenders, the Housing Services Bureau and the Housing Authority. At the February 2002 Housing Authority Commission meeting, Housing Authority staff was given approval to develop a home ownership plan for the City of Long Beach's Section 8 participants.

How it Works

The heart of the program is the ability to use the monthly housing assistance payments as a contribution to the mortgage payment. Because the cost of housing is rising, the typical Section 8 family will benefit from partnerships with other organizations which can provide financing, credit counseling and homeownership education.

The Housing Authority will partner with several organizations including the Long Beach Housing Development Co., and the Housing Services Bureau, which has a first-time homebuyers program that will contribute up to \$10,000 toward the down payment for each new home. Three area banks, Cal Fed, Citibank, and Washington Mutual, have expressed interest in working with these new homeowners. Fannie Mae is very committed to this program on a national basis, offering to underwrite the loans in such a way as to make them acceptable to the participating banks. Mandatory pre-purchase and post-purchase counseling will be provided to our participants by the participating lenders and/or other agencies.



Housing Assistance Officer, Darnisa Tyler & FSS Coordinator, Elise Smith, discuss procedures for the Home ownership Program.

Who Qualifies?

The program will be limited to 20 families in the first year, but if successful, it could be expanded thereafter. The program will be open to all Housing Authority participants, but requirements for selection will be as follows:

- The family must be currently enrolled as a Housing Authority participant in good standing.
- The family must have earned income (except for the disabled and elderly).
- There must be a continuous work history of at least one year, with one member of the household currently employed full-time.
- The home must be purchased in the City of Long Beach.
- Selected participants must attend pre-purchase classes that will cover the basics of money management and home maintenance.

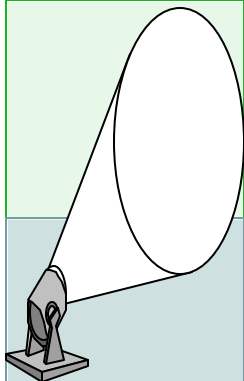
The 20 most qualified candidates will be selected based upon credit history, the resources available for a down payment, the income available for mortgage payments, and the amount of time in continuous employment, except for the disabled and elderly. It is anticipated that the majority of participants will be Family Self Sufficiency enrollees with escrowed savings accounts. These families will have the greatest capacity to deal with home ownership obligations.

For more information on this program, contact Elise Smith at (562) 570-7191.



With motivated clients, an enthusiastic public-agency partner and committed lenders, a Section 8 Home Ownership program is easily viable.





**Congratulations
to our
participating
students
and their
families.**

SPOTLIGHT ON OUR PARTICIPANTS

One of Housing Authority's objectives is to make it's premises more attractive and less bureaucratic in appearance. We recently commissioned a large piece of artwork through the Parks and Recreation Department's mural program. Rather than a mural, four large canvasses were painted for our conference room. The work was done by a resident artist, with the participation of six high school students selected from families served by the Housing Authority. A competition was held for participants; and six students were selected based on their demonstrated interest in art and their art teachers' recommendations. These are young people who will be making something of their lives, thanks in part to the City of Long Beach Housing Authority.

Professional artist, David Mitchell Lee, worked with the students to paint the murals for the Housing Authority's conference room.



Poly High School student Tu Nguyen, and Millikan High's Kim Ly had their own vision.



Low-Cost, Low-Interest Loans Available to Repair Your Home or Apartment Building Through the City of Long Beach Housing Services Bureau Rehabilitation Division. **Call (562) 570-6808 Today!!!**



Multi-Family Residential Rehabilitation Loan Program

Low-cost loans at a fixed rate of 2% or 4% interest, amortized over 15 or 20 years, are available to owners of rental units of two or more on a lot for roofing, electrical, plumbing, foundation, and other property repair needs. Loan must be used to correct all building/property deficiencies as determined by City of Long Beach codes, with more general repair included if funds are available. There is no limit to the income of the owner of rental units; however, tenants of the units must be low-income. **Call Marie Nguyen at (562) 570-6040** for further information or to request an application.

Low-Income Homeowner Residential Rehabilitation Loan Program

Low-cost loans at a fixed rate of 3% interest, in most cases with payments deferred until the property is sold, are available to low-income owner-occupants of one-to-four dwelling units on a lot for roofing, electrical, plumbing, foundation, and other home repair needs. Loan must be used to correct all building/property deficiencies as determined by City of Long Beach codes, with more general repair included if funds are available. Loan maximums range from \$25,000 for one unit, up to \$55,000 for four units. Total gross income of all titleholders must be equal to or less than 80% of the area median income adjusted to family size. Current income limits are listed below. Income limits are updated annually. **Call Robin Grainger at (562) 570-6373** for further information or to request an application.

FAMILY SIZE	FAMILY INCOME LIMITS
1	\$30,850
2	\$35,250
3	\$39,650
4	\$44,100
5	\$47,600
6	\$51,150
7	\$54,650
8	\$58,200

Moderate-Income Homeowner Residential Rehabilitation Loan Program

Low-cost loans at a fixed rate of 3% interest amortized over 20 years are available to moderate-income owner-occupants of one-to-four dwelling units on a lot for roofing, electrical, plumbing, foundation, and other home repair needs. Loan must be used to correct all building/property deficiencies as determined by City of Long Beach codes, with more general repair included if funds are available. Loan maximums range from \$25,000 for one unit, up to \$55,000 for four units. Total gross income of all titleholders must be equal to or less than 120% of the area median income adjusted to family size. Current income limits are listed below. Income limits are updated annually. **Call Becky Almquist at (562) 570-7188** for further information or to request an application.

FAMILY SIZE	FAMILY INCOME LIMITS
1	\$46,250
2	\$52,900
3	\$59,500
4	\$66,100
5	\$71,400
6	\$76,700
7	\$81,950
8	\$87,250

For more information on the services offered by the Long Beach Housing Development Company, please contact (562) 570-6855, or go on-line at www.lbcommdev.org





INSPECTION CORNER

NEW LEAD-BASED PAINT REGULATIONS

The new lead-based paint regulations apply to Section 8 Housing Choice Voucher units that were constructed prior to 1978 and are occupied by families with children under the age of six.

If the building was built prior to 1978, and there is or will be children under the age of six residing in the unit, a visual assessment for deteriorated paint must be conducted on the interior and exterior of the unit. Visual assessment means looking for deteriorated paint, visible paint dust, paint chips or debris. The exterior includes common areas such as hallways, laundry rooms, and play areas in multi-family housing complexes.

If the building was constructed in or after 1978, or there are or will be no children under the age of six residing in the unit, the new lead-based paint regulations do not apply.

Deteriorated paint is defined as paint that is peeling, chipping, chalking or cracking, or paint that is damaged or separated from the substrate (the surface to which paint is applied, such as wood or stucco.)

If deteriorated paint is identified, it must be stabilized. Paint stabilization, is the repairing of any physical defect in the foundation of a painted surface that is causing paint deterioration, removing loose paint and other material from the surface to be treated, and applying a new protective coating of paint. Deteriorated paint does not have to be stabilized if it is found to contain no lead (by a certified paint inspector or risk assessor.)

Paint stabilization must occur before the approval of tenancy in new units and within 30 days of notification by housing staff in occupied units. Failure to stabilize deteriorated paint constitutes an Housing Quality Standard (HQS) violation.

De minimis levels (size of deterioration) control how a paint repair will be made, not whether the repair will be made. If deteriorated paint is identified, it must be repaired unless it is tested by a certified paint inspector or risk assessor and found to contain no lead.

To be considered under the *de minimis* levels, the area of deteriorated paint may not exceed the applicable thresholds listed below:

1. 20 square feet on exterior surfaces, in the aggregate.
2. 2 square feet on interior surfaces in a single room or interior space, in the aggregate.
3. 10 percent of individual small component (interior or exterior.)
Examples are windowsills, baseboards, and trim.

Deteriorated paint areas below the *de minimis* levels must be stabilized, however, they are not subject to the safe work practice and clearance requirements.



Among the Housing Authority inspection staff, there is a combined 75 years of experience.

If you have questions regarding inspections you may contact **Christopher Randolph**, Inspection Supervisor at (562) 570-5301.



News from the City

**CITY'S COMMUNITY DEVELOPMENT DEPARTMENT
INTRODUCES NEW WEBSITE; OFFERS EASY LINKS TO
HUNDREDS OF SERVICES**

One click. Hundreds of services.

That's the message the City of Long Beach's Community Development Department wants Long Beach citizens, business owners and visitors to remember when they learn about the Department's brand new website, www.LBCommDev.org, which is now online for public use.

"Our department is perhaps the most varied department in the City, with eight bureaus offering literally hundreds of services that are readily available to Long Beach citizens and businesses," said Community Development Director Melanie Fallon. "Many of those citizens and businesses simply are not aware of what we can do for them. The goal for our website is to change that. It has been designed to make it as easy as possible for users to learn just how many ways we can serve them, and to get to the information they need quickly."

The Department's home page displays a brief message for the user from Fallon, along with headings for each of the eight bureaus: Administrative and Financial, Economic Development, Housing Authority, Housing Services, Neighborhood Services, Redevelopment, Property Services, and Workforce Development. Beneath each bureau heading is a bureau manager's message, along with a list of frequently requested topics and questions the bureau handles. One click on the topic will take the user to the required information.

The website also is equipped with a "keyword search" feature that allows a user looking for information on a specific topic to click on that topic and be electronically transported immediately to that information. Finally, the site provides any user the opportunity to send questions and requests for information via e-mail to department representatives for a quick response.

Availability of the www.LBCommDev.org website will be advertised numerous ways in Long Beach. The website address will appear through early March on pre-feature slides at the AMC Pine Avenue movie theater complex, and the AMC Marina Pacifica theater complex. The address also will appear in several local news publication advertisements and on the Department's publicity materials.

"In this age of electronics, the user-friendly website has become a critical way for a local government agency to impart important information to its citizens," Fallon said. "Our hope is that Long Beach citizens will return to our website again and again as they learn how easy it is to use and how many ways our department could help them improve their quality of life."



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Housing Authority of the
City of Long Beach
521 E. 4th St.
Long Beach, CA 90802

PRSRT STD
U.S. POSTAGE
PAID
Long Beach, CA
Permit No. 1

SUGGESTIONS, QUESTIONS OR COMMENTS?

We hope you have found this **Section 8 Owners' Newsletter** to be helpful and informative. We want to know how the program is working for you. If you have questions or suggestions for future topics, please direct your comments to:

Lawrence D. Triesch
Long Beach Housing Authority
521 E. 4th St.
Long Beach, Ca. 90802
or visit our website at www.haclb.org

This information is available in an alternative format by request to Cindy Acero at (562) 570-6985.

Section 8 Owners' Newsletter Credits

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